



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development


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Setti D. Warren
Mayor

Public Hearing Date:	January 10, 2011
Zoning and Planning Action Date:	March 28, 2011
Board of Aldermen Action Date:	April 4, 2011
90-Day Expiration Date:	April 8, 2011

DATE: January 28, 2011

TO: Alderman Scott Lennon, President, and
Members of the Board of Aldermen

FROM: Candace Havens, Director of Planning and Development 
Jennifer Molinsky, Interim Chief Planner for Long Range Planning

RE: Petition **#142-09(6): INTERIM DIRECTOR OF PLANNING AND DEVELOPMENT** requesting to amend Chapter 30, §30-15(u) and TABLE 1 regarding Floor Area Ratio (FAR) to institute a new method of calculating maximum FAR for single- and two-family structures in residential districts based on a sliding scale tied to lot size and zoning district; to amend § 30-1 definitions of “gross floor area” and “floor area ratio” to include additional building features, accessory structures, and mass below first story; to amend § 30-1 to add definitions of “carport,” “porch,” “enclosed porch,” and “mass below first story;” to delete the reference to §30-15 Table 1 contained in §30-21(c) and replace it with a reference to §30-15(u); to determine a date between six (6) and twelve (12) months from date of passage, that the above amendments will become effective; and to extend the expiration dates of §30-15(u) paragraphs 1, 2, and 3 so they remain in effect until such date that the above amendments become effective.

CC: Mayor Setti D. Warren
Planning and Development Board
John Lojek, Commissioner of Inspectional Services
Marie Lawlor, Assistant City Solicitor

On February 7, 2011, the Board of Aldermen will consider petition #142-09(6), relating to amendments to the Zoning Ordinance concerning floor area ratio (FAR). The following background information and analysis will be available on the Committee’s website, <http://www.ci.newton.ma.us/Aldermen/Agendas/ZoneAgenda.htm>. ***Please note that some of this information is new or has been updated; changes and new information are indicated below:***

- 1) Memo dated January 7, 2011 from the Planning Department to the Zoning and Planning Committee providing in-depth background and analysis surrounding the proposed FAR amendments.

- 2) Presentation given on January 10, 2011 at the Public Hearing of petition #142-09(6).
- 3) Memo dated January 21, 2011 from the Planning Department to the Zoning and Planning Committee providing a high level summary of some of the frequently asked questions about the proposed FAR amendments. *Please note: this memo has been updated to provide more detailed discussion about estimates of nonconformity rates and development capacity under the proposal as well as under current zoning.*
- 4) Proposed language updated with the amendments voted on by the Zoning and Planning Committee on January 24th.
- 5) Minutes from the Planning and Development Board's discussion of the petition. The Planning and Development Board voted on their recommendation on the petition on January 28, with two in favor and two opposed to adoption.

In addition, on ***February 2 at 7:30 p.m. in the Aldermanic Chamber***, the Planning Department will give a presentation of the proposed amendments to any interested Board members; there will be an opportunity for questions and discussion at that time.